

MUELLER DESIGN BOOK

REPORT ON THE COMPLETION
OF THE UPDATED 2017 EDITION

MUELLER PLAN IMPLEMENTATION ADVISORY COMMISSION

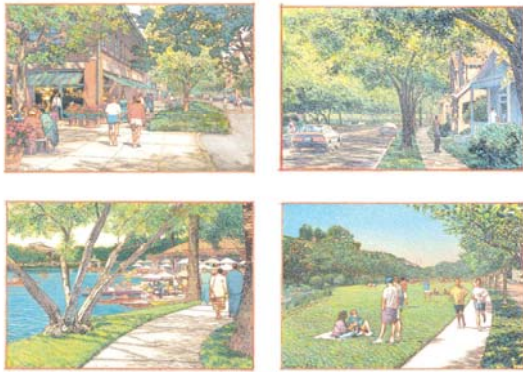
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M U E L L E R

Mueller Design Book

2017 Update

Purpose: To provide the Commission with a summary of the planning process and the revisions leading up to the completion of the 2017 Design Book edition.



MUELLER DESIGN BOOK

AUSTIN TEXAS

2004



MUELLER DESIGN BOOK

THE MASTER PLAN FOR
ROBERT MUELLER MUNICIPAL
AIRPORT REDEVELOPMENT

2017

Agenda

- Overview of Previous Presentations to PIAC
- Ongoing Communication
- Professional Input
- Design Book Discussion Group Process
- Overall Plan Changes since 2004
- General Design Book Changes
- Chapter by Chapter Summary of Changes
- Questions/Discussion

Previous Presentations to PIAC

- **November 2012:** PIAC briefed on need for DB Update
- **November 2014:** PUD Amendments outlined
- **April 2015:** Status Report on DB update
- **January 2016:** Illustrative Plan briefing
- **September 2016:** PIAC briefed on DB Update Process
- **October/November 2016:** Working Group work sessions
- **February 2017:** Briefing on updated Illustrative Plan

Design Book Input Channels

- Ongoing Listening-
 - RMMA PIAC
 - Transportation Committee
 - Mueller Community Assoc.
 - Mueller Neighborhood Assoc.
 - Contact Us
 - Development Outreach
 - Market District Town Hall & DG
 - Town Center Town Halls & DG
- Professional Input-
 - Gail Vittori, CMBP
 - Barbara Austin, RVI
 - Austin Energy Green Building
 - ELS
 - McCann Adams Studio
 - Economic Development Team
 - Catellus Development Team
 - Builders and Architects
 - New Construction Council and Modifications Committee

Design Book Discussion Group

Members	PIAC	Neighbor/Resident	Builder	Design Professional
Whitney Blunt				X
Phil Crisara				X
Carol Drennan	X	X		
Tom Hatch				X
Michael Hsu				X
Girard Kinney		X		X
Rick Krivoniak	X	X		X
David Long			X	
Alan Muskin			X	
Dave Neider		X		
Jim Susman				X
Jim Walker	X	X		

Design Book Discussion Group

Work Session 1

Orientation and Discussion of Issues

September 21st: “Homework” Assignments

Work Session 2

Identification of Recommended Changes

October 19th: Final Edits Requested

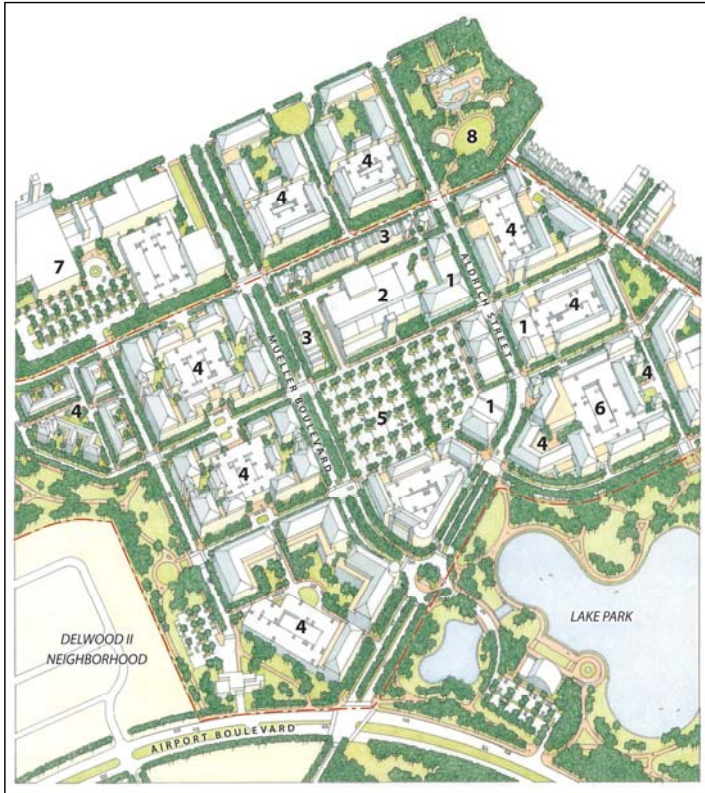
November-February:

Final Draft of Design Book

MUELLER DESIGN BOOK DISCUSSION GROUP Feedback Opportunities				
	Mueller Resident	Adjacent N'hd Resident	Arch/LA/Engineer	Builder/Developer
Chapter 1: The Plan	Are there suggestions for how this section of the Design Book could additionally support achieving Mueller's six guiding principles?			
Chapter 2: The Neighborhoods	Consider how this guidance contributes to the livability of your neighborhood.	Consider how this guidance contributes to compatibility with your neighborhood.	Consider whether these guidelines: a) Limit your creativity? b) Create confusion? c) Affect affordability? d) Affect marketability?	
Chapter 3: The Town Center	Consider whether these standards will deliver the kind of Town Center that you have imagined and make suggestions.		Make any suggestions for other new housing or building types that would improve choice and affordability.	
Chapter 4: The NE/NW Quadrant	Consider how these areas of Mueller serve your daily needs, or create a relationship with your neighborhood.		Consider whether the guidelines can better address the commercial or institutional needs of employment uses.	
Chapter 5: Open Space	Consider how the parks and open spaces serve both Mueller and the surrounding.		Consider how the design or implementation of Mueller's parks and open spaces impacts development.	
Chapter 6: Landscaping	Consider Mueller's streetscape design and bring forward suggestions overall or on specific aspects (e.g., plant types).			

Overall Plan Changes since 2004

Mixed Use Town Center and Aldrich Street District



2004



2017

Overall Plan Changes since 2004

Town Center North



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Overall Plan Changes since 2004

Market District



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Overall Plan Changes since 2004

EAST 51ST STREET VISION PLAN

Summary of Recommendations



Overall Plan Changes since 2004

Rathgeber Village



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Overall Plan Changes since 2004

New Housing Types



Town Rows/Town Greens



Courtyard Rowhouses

Overall Plan Changes since 2004

Updated Illustrative Plan and Development Program



2004

4,579 dwelling units
4 msf non-residential

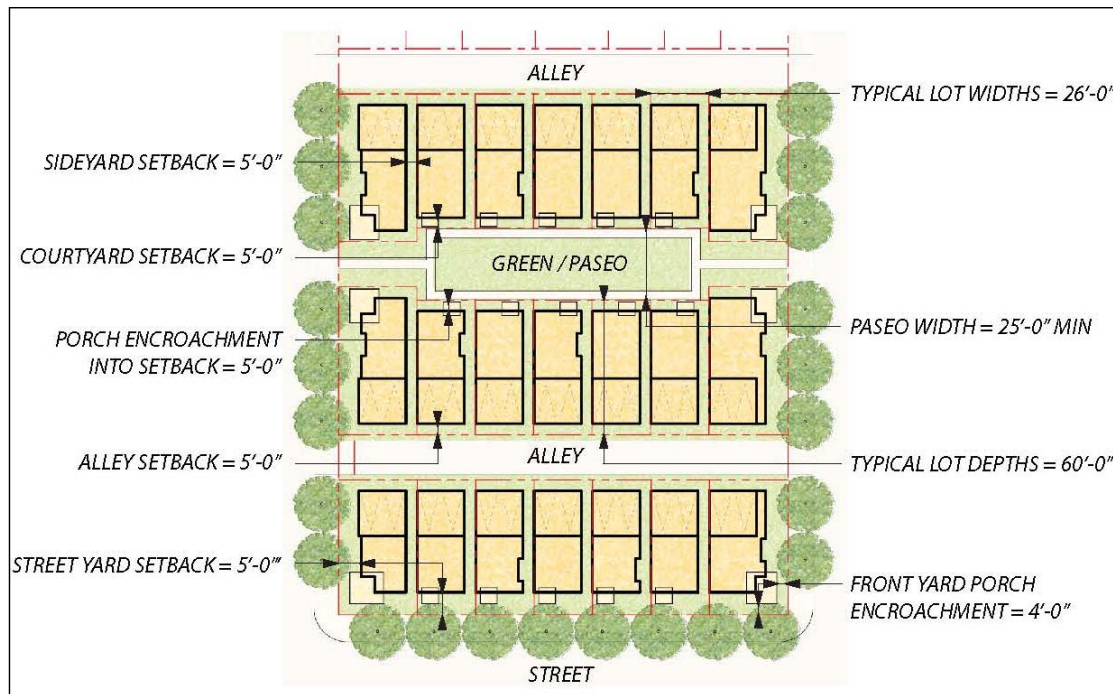


2017

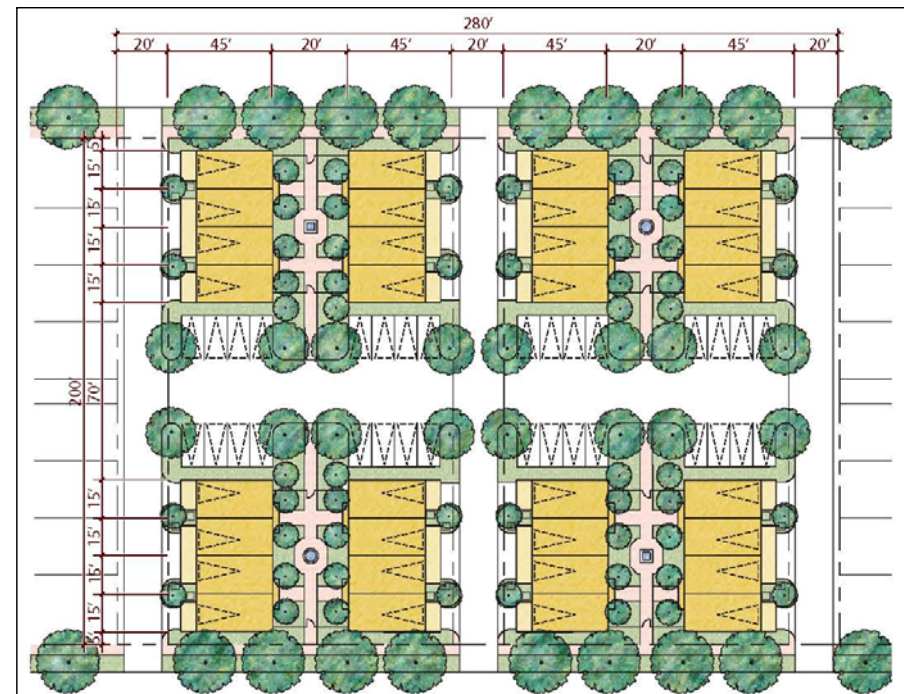
6,200 dwelling units
4.5 msf non-residential

Design Book: General Changes

New Graphics and Diagrams



Zero-Lot Line House



Paseo Row House

Design Book: General Changes

Photos of Other Places Replaced with Mueller Photos



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Design Book: General Changes

Expanded Chronology

Mueller Chronology

- 1930 Robert Mueller Municipal Airport (RMMA), Austin's first airport, is dedicated on former farmland.
- 1936 Commercial airline service is established at RMMA.
- 1943 The Ragsdale-Browning aerial service hangar is constructed of laminated wood due to World War II material shortages.
- 1961 A new control tower and terminal built for the Jet Age is dedicated by Vice President Lyndon B. Johnson.
- 1971 Over the next two decades, citizens and leaders consider options for a new Austin airport as RMMA becomes increasingly landlocked.
- 1984 A grassroots group, Citizens for Airport Relocation (CARE) calls for the airport to move and releases a vision plan for redeveloping the site.
- 1993 Voters approve bonds to build a new airport at the site of the recently decommissioned Bergstrom Air Force Base.
- 1996 RMMA Redevelopment Process and Goals Task Force publishes a report establishing key planning principles for redevelopment.
- 1997 The City contracts with ROMA Design Group to develop a reuse and redevelopment master plan, and the City Council creates the RMMA Advisory Group. The City Council approves ROMA's public participation plan for widespread community involvement.
- 1999 Robert Mueller Municipal Airport officially closes.
- 2000 City Council adopts the RMMA Redevelopment and Reuse Plan and creates the RMMA Plan Implementation Advisory Commission to advise Council on implementation of the plan.
The City issues an RFQ in a nationwide search for a master developer.
- 2001 The Congress for the New Urbanism awards the Mueller redevelopment plan a Charter Award for urban design, placemaking, and community building.
- 2002 The City selects Catellus Development Group to be the master developer and begins negotiations on the Mueller Master Development Agreement.
- 2003 Seton Healthcare Network, the City, and Catellus agree to locate a new children's hospital at Mueller.
- 2004 City Council approves zoning to implement the Mueller master plan.
City Council approves the Master Development Agreement for Mueller on December 4, 2004.
- 2005 A Mixed-Income Housing Symposium hosts national experts to inform the creation of the Mueller Affordable Homes Program.
National League of Cities honors Mueller with the James C. Howland Award for Municipal Enrichment.
- 2007 Southwest Educational Development Laboratory (SEDL), now known as AIR, opens as the first commercial building in Mueller.
Mueller's first park, the Northwest Greenway, opens, including the first leg of the 13-mile hike and bike network designed to link to surrounding neighborhoods.
Ragsdale-Browning hangar stabilization is complete.



- 2007 Mueller Central, the community information center, opens as an adaptive reuse of the former Signature Terminal.
First stores in Mueller's regional retail center open.
Seton's Dell Children's Medical Center of Central Texas opens.
The first single-family homes are occupied.
- 2008 The Urban Land Institute names Mueller a finalist for the J. Ronald Terwilliger Award for Workforce Housing Models of Excellence.
Envision Central Texas presents Mueller a Community Stewardship Award.
Seton Family of Hospitals' Administration Building and headquarters opens, consolidating their administrative and executive employees.
The Mueller Foundation non-profit is established by Catellus to fund long-term community goals for Mueller and sustain the Mueller Affordable Homes Program.
Workforce Housing Summit convenes architects, builders, affordable housing experts, and employers to explore affordability by design and new product types and partnerships.
Lake Park, the Southwest Greenway, with a Blackland Prairie restoration, and Ella Wooten Park and pool open.
- 2009 The International Economic Development Council recognizes Mueller with a Sustainable and Green Development Award.
Mosaic at Mueller opens as the first multi-family development in Mueller.
Dell Pediatric Research Institute opens as the first building on the University of Texas Health Research Campus in Mueller.
- 2010 Control Tower exterior preservation and restoration activities complete.
- 2012 Wildflower Terrace, the first predominantly affordable apartment community, opens for seniors.
City Council endorses the East 51st Street Vision Plan, guiding future improvements for the corridor.
- 2013 Paggi Square is complete.
The first protected bike lanes, known as "cycle tracks", are introduced in Mueller.
HEB, a full-service supermarket, opens with Mueller's Market District.
The Thinkery, Austin's children's museum, opens as the first anchor of the Aldrich Street District.
- 2015 Austin Independent School District's regional Performing Arts Center opens in Mueller.
Mueller's first Live-Work Shop-Houses open, facing Paggi Square.
The American Planning Association awards Mueller the HUD Secretary's Opportunity and Empowerment Award.
- 2016 John Gaines Park, pool, and community gardens open.
Mueller achieves a LEED Gold for Neighborhood Development rating by the U.S. Green Building Council.
- 2017 Alamo Drafthouse Cinema and adjacent restaurants and shops open in the Aldrich Street District.



Chapter One: The Plan for Mueller

High Capacity Transit



- LEGEND**
- Off-Street Bike Paths
 - - - On-Street Bike Lanes
 - Potential High Capacity Transit Corridors
 - Planned/Existing Bus Routes
 - Planned/Existing Bus Stops



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Chapter One: The Plan for Mueller

Protected Bikeways



Chapter Two: The Neighborhoods



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Chapter Two: The Neighborhoods

Expansion of Carriage House Program



.....from large lots to smaller ones

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Chapter Two: The Neighborhoods

Front Yard Accessibility and Elevator-Ready Capability Encouraged



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Chapter Two: The Neighborhoods

Bike Parking



- Bike parking twice that of COA requirements
- Neighborhood bike parking near parks, greens, mixed-use buildings and other activity centers
- Along street frontages where room permits
- Tricycle parking standards to be set forth in Appendix A & B

Chapter Two: The Neighborhoods

Additional Guidelines



Air Conditioning Compressors in Front Yards

Chapter Two: The Neighborhoods

Additional Guidelines



- Side Yard Usability
- Window Placement and Privacy
- Noise Attenuation between Units
- Noise from Busy Streets
- Encourage Age-in-place Housing Options

Chapter Three: The Town Center



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Chapter Three: The Town Center

Ground Level Use Requirements



- Hierarchy of commercial intensity throughout Town Center
- Restaurant-ready mechanical systems in mixed-use buildings
- Diverse methods for providing shade

Chapter Three: The Town Center

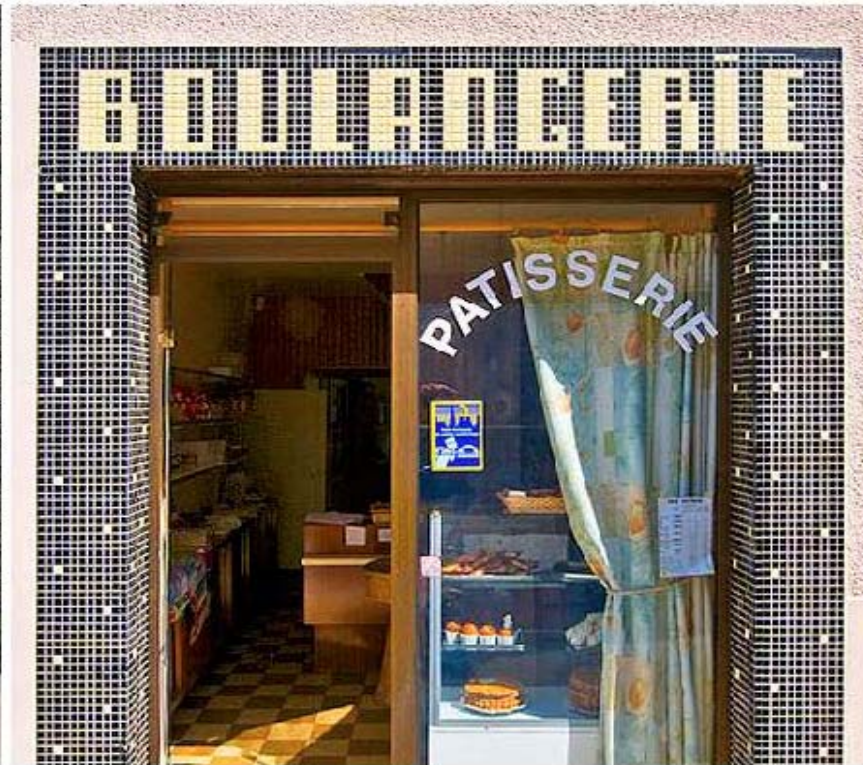
Landscape/Streetscape Standards



The Town Center Streetscape Manual is provided in Appendix G

Chapter Three: The Town Center

Signage and Storefront Standards



Signage and storefront guidelines are provided in Appendix G

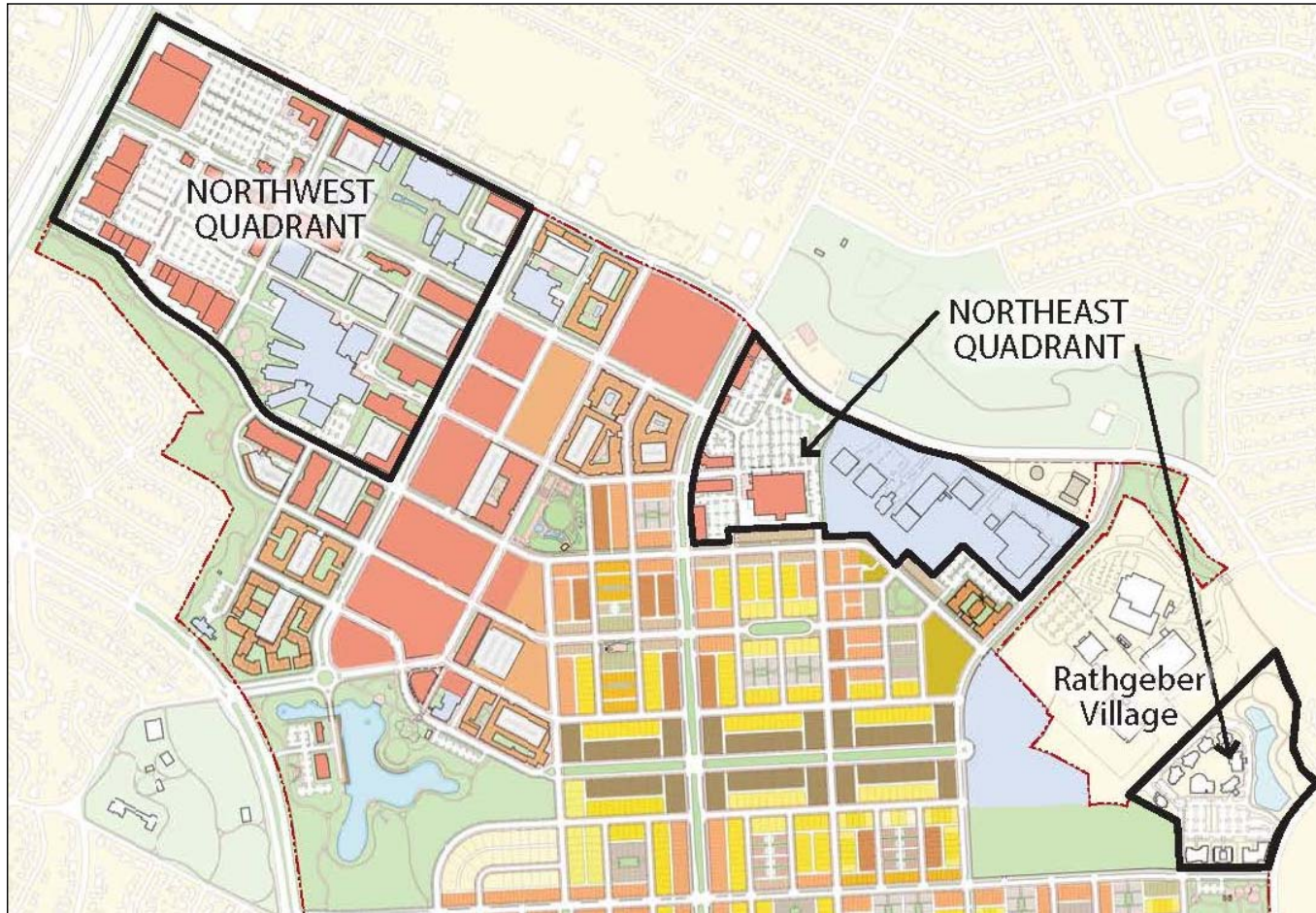
Chapter Three: The Town Center

Additional Guidelines:

- Drive-throughs not permitted
- High-bay ground level for parking garages
- Rooftop equipment not visible from public streets or parks
- Parapet returns must be returned by at least four feet

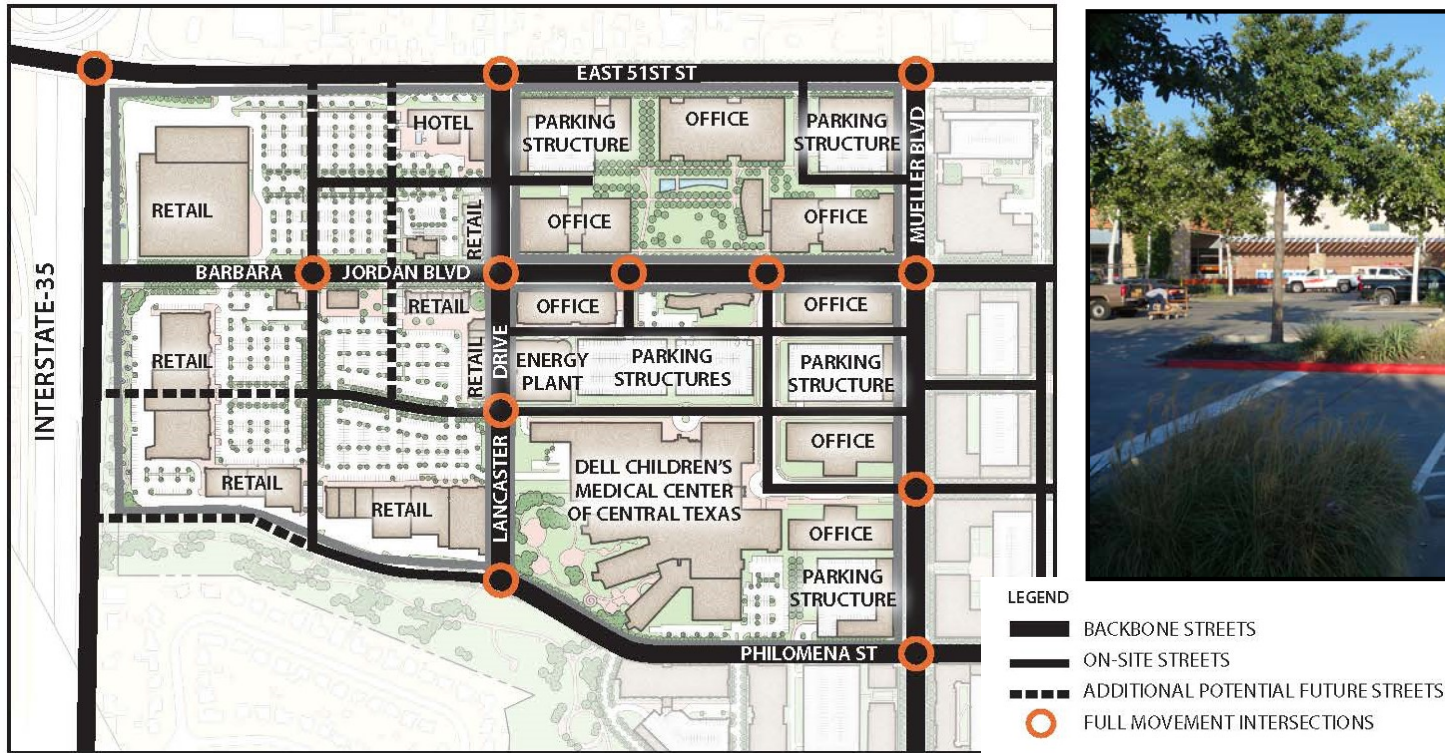


Chapter Four: The NW and NE Quadrants



Chapter Four: The NW and NE Quadrants

The Northwest Quadrant



The Northwest Quadrant is planned with an existing and future network of streets

Chapter Four: The NW and NE Quadrants

The Market District



The Market District extends the streets and walkways of surrounding neighborhoods.

Chapter Four: The NW and NE Quadrants

Ground Level Requirements on 51st Street



The Design Book codifies the 51st Street Vision Plan's requirement for ground level commercial uses within 75' of all street intersections between Lancaster and Berkman Drive.

Chapter Four: The NW and NE Quadrants

Austin Film Studios



Austin Film Studios will have a public face along Tilley Street.

Chapter Four: The NW and NE Quadrants

Rathgeber Village



Rathgeber Village buildings along Zach Scott Street are required to have the same streetfront orientation as other buildings at Mueller.

Chapter Five: Open Space and Recreation



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Chapter Five: Open Space and Recreation

Town Center Park



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Chapter Five: Open Space and Recreation

Paggi Square



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Chapter Six: Landscape and Streetscape

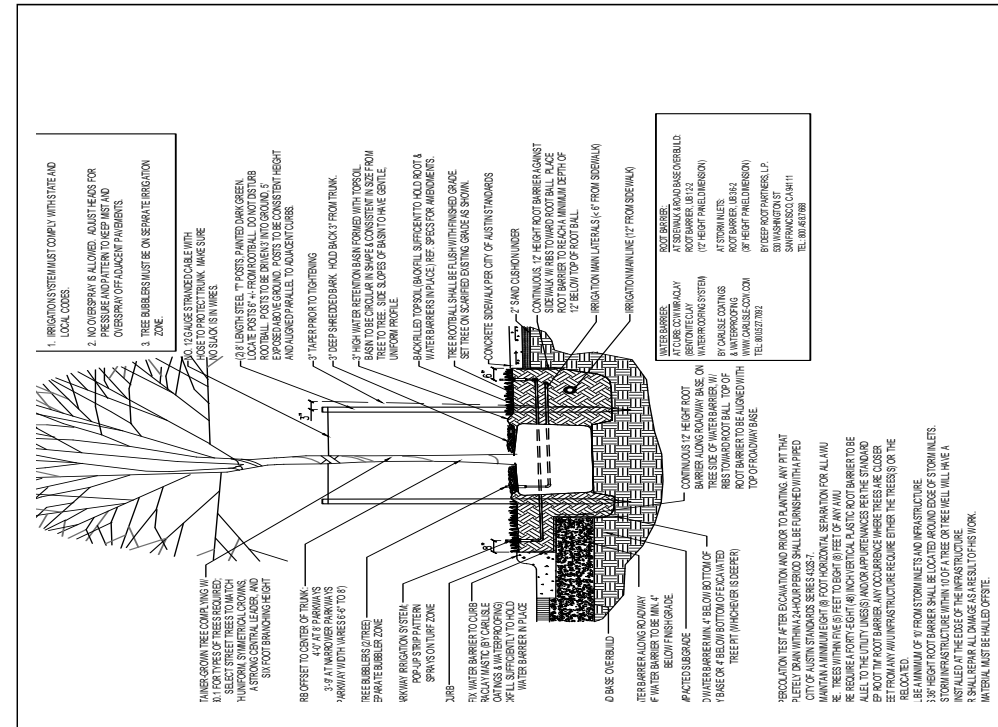


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Chapter Six: Landscape and Streetscape

Updated Specifications on Street Trees and Planting Details



Appendices A, B and C provide the Plant List and detailed guidelines and details for streetscape planting and landscaping.

Chapter Seven: Sustainability and Green Urbanism



Includes Sustainability Accomplishments:

- LEED ND Gold Certified
- Highest Concentration of Rooftop PVs

Building	Achievement
Dell Children's Medical Center of Central Texas	LEED Platinum & AEGB 5-Star
Ronald McDonald House	LEED Platinum
AMLI at Mueller	LEED Platinum
Austin ISD Performing Arts Center	AEGB 5-Star
UT - Dell Pediatric Research Institute	LEED Gold
AIR (formerly SEDL) Offices	LEED Gold & AEGB 4-Star
Ella Wooten Park	AEGB 4-Star
Frost Bank	LEED Gold & AEGB 4-Star
H-E-B at Mueller	LEED Gold & AEGB 4-Star
Home Depot	AEGB 4-Star
Mueller Central Visitors Center	LEED Gold & AEGB 4-Star
Satellite Dialysis Center	AEGB 4-Star
Seton Healthcare Family Administrative Offices	LEED Gold & AEGB 4-Star

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Chapter Seven: Sustainability and Green Urbanism

Solar-Ready Guidelines for Commercial and Residential Buildings



All buildings are required to be solar-ready. The updated Design Book provides detailed guidelines for commercial developers and residential builders.

Appendices

- A: Single-Family Residential Landscape Design Guidelines*
- B: Commercial Landscape Design Guidelines*
- C: Plant List
- D: Street Cross Sections*
- E: Modification Guidelines
- F: Aldrich Street District Streetscape Manual*
- G: Signage and Storefront Guidelines*
- H: 51st Street Vision Plan

* These appendices will be updated over the next months to incorporate updated information.

Thank You!